

036.0

0001

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
632,100 / 632,100
632,100 / 632,100
632,100 / 632,100
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		NORTH UNION ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: COOK KOBIE M ETAL/ TRUSTEES	
Owner 2: BANNER-COOK REALTY TRUST	
Owner 3: OF 2021	

Street 1: 99 NORTH UNION ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: COOK KOBIE M & -

Owner 2: BANNER ELIZABETH A -

Street 1: 99 NORTH UNION ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 2106 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6058	Sq. Ft.	Site			0	64.	0.99	3									385,114						385,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6058.000	247,000		385,100	632,100		24761
							GIS Ref
							GIS Ref
							Insp Date
							04/27/09

Total Card / Total Parcel
632,100 / 632,100
632,100 / 632,100
632,100 / 632,100

Entered Lot Size
Total Land:
Land Unit Type:
04/27/09

12922!	
PRINT	
Date	Time
12/29/21	22:16:15
LAST REV	
Date	Time
03/03/21	12:03:12
mmcmakin	
2922	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COOK KOBIE M &	76866-397	1	2/2/2021	Convenience	1	No	No		
BOUCHER JOHN T,	60879-261		1/2/2013		425,000	No	No		
BOSTON FEDERAL	25173-330		2/9/1995		127,500	No	No	L	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2015	264	Add Bath	45,000					Add bathroom in ba
10/19/2011	1305	Siding	10,259					
9/2/2009	806	Siding	2,800					
4/13/1999	192	Wood Dec	28,000					14X18 ADD + 8X12 W

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Permit Insp	PC	PHIL C
4/27/2009	Measured	163	PATRIOT
2/29/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign:	VERIFICATION OF VISIT NOT DATA	_____	_____	_____
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 5 - Cape	1T - 1 & 3/4 Sty	Full Bath: 2	Rating: Average																				
(Liv) Units: 1	Total: 1	A Bath:	Rating:																				
Foundation: 1 - Concrete		3/4 Bath:	Rating:																				
Frame: 1 - Wood		A 3QBth:	Rating:																				
Prime Wall: 4 - Vinyl		1/2 Bath:	Rating:																				
Sec Wall: 16 - Stone Vene 10%		A HBth:	Rating:																				
Roof Struct: 1 - Gable		OthrFix:	Rating:																				
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1																			
Color: RED		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir:		Frl:	Rating:																				
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C - Average				CONDOS INFORMATION																			
Year Blt: 1953		Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:		Fact: .		Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD		Phys Cond: AV - Average		31. %		Exterior:		No Unit		RMS		BRS		FL									
Prim Int Wal 2 - Plaster		Functional:		%		Interior:		1		8		4											
Sec Int Wall:		Economic:		%		Additions:																	
Partition: T - Typical		Special:		%		Kitchen:																	
Prim Floors: 3 - Hardwood		Override:		%		Baths:																	
Sec Floors:		Total:		31 %		Plumbing:																	
Bsmnt Flr: 5 - Lino/Vinyl		Basic \$ / SQ: 110.00				Electric:																	
Subfloor:		Size Adj.: 1.26983464				Heating:																	
Bsmnt Gar:		Const Adj.: 0.99276948				General:		Totals		1		8		4									
Electric: 3 - Typical		Adj \$ / SQ: 138.672																					
Insulation: 2 - Typical		Other Features: 75000																					
Int vs Ext:		Grade Factor: 1.00																					
Heat Fuel: 1 - Oil		NBHD Inf: 1.00000000																					
Heat Type: 3 - Forced H/W		NBHD Mod:																					
# Heat Sys: 1	% Heated: 100	% AC:	LUC Factor: 1.00	Adj Total: 357952	Depreciation: 110965	Depreciated Total: 246987	WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor:	Before Depr:	138.67	Final Total: 247000	Val/Su Net:	95.81	Val/Su SzAd	145.81						
MOBILE HOME				Make:				Model:				Serial #				Year:				Color:			
SPEC FEATURES/YARD ITEMS																PARCEL ID 036.0-0001-0003.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:											